



## 5 New Union Square London

**£775 Per Week**

This larger than average one bedroom apartment is set within the highly sought after Embassy Gardens development. Located in Ambassador Building, this beautiful apartment benefits from contemporary design and luxury finish. The apartment comes complete with fully integrated appliances, marble surfaces and parquet style floors.

Residents further benefit from excellent public transports links and outstanding communal facilities including a state of the art fitness centre, pool, private cinema and residents library.

Council Tax Band: Wandsworth - F  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £775 (1 weeks rent, subject to agreed offer)

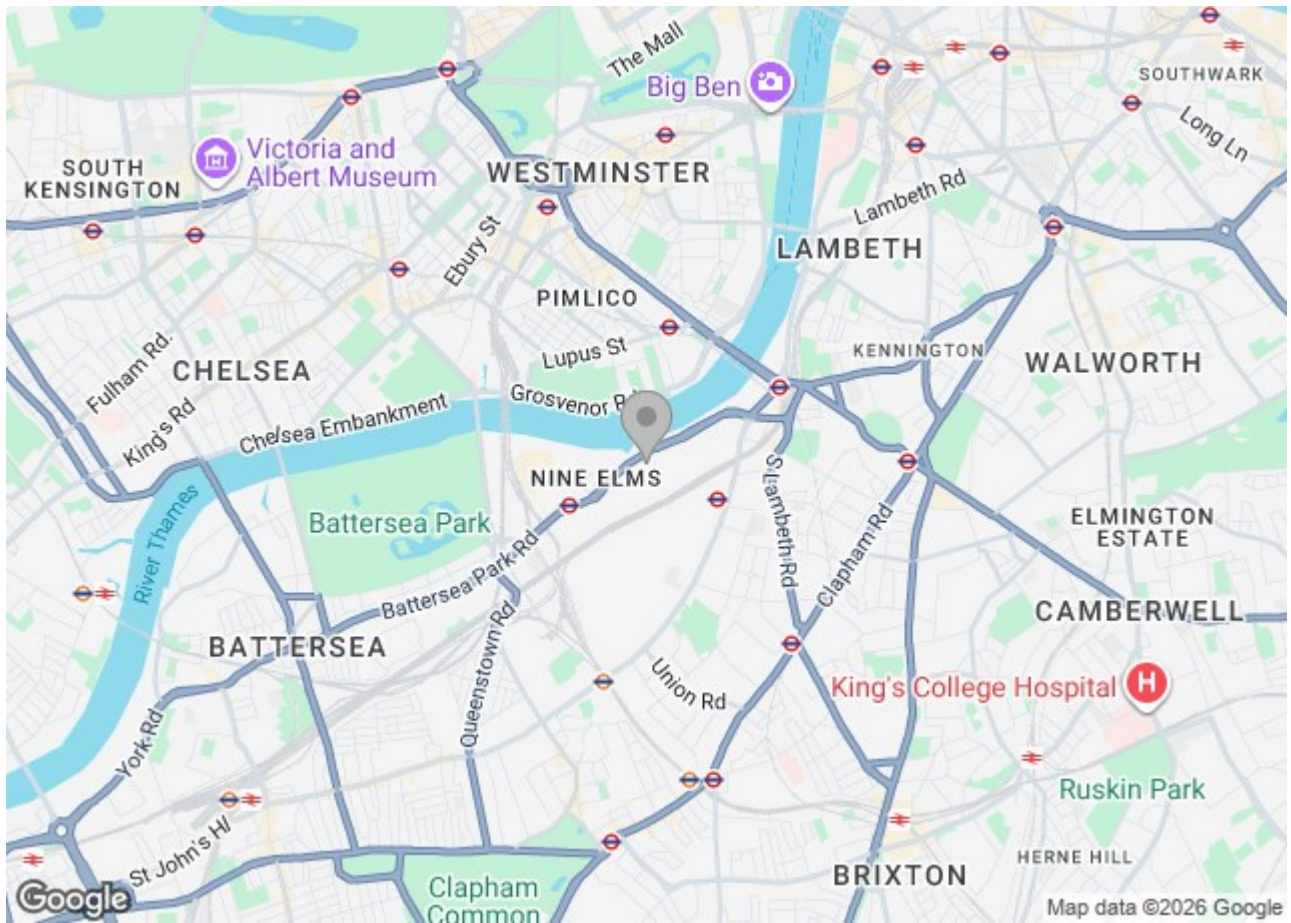
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & comfort cooling – Communal | Internet: Fttp

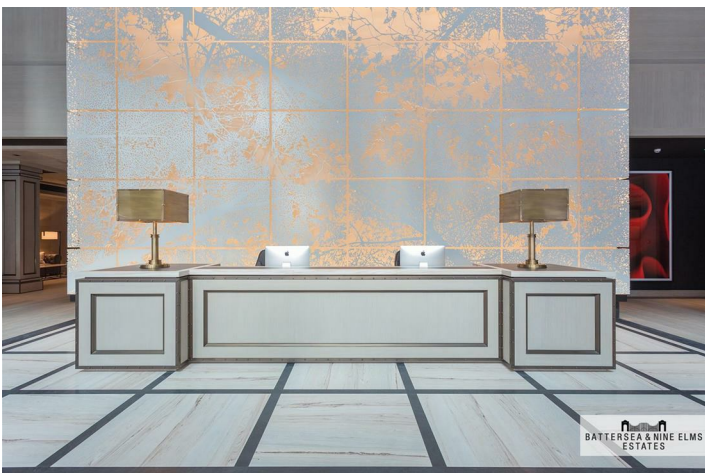
To check broadband and mobile phone coverage please visit Ofcom.

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- Sky pool and sky deck
- Gym and indoor pool
- Residents cinema and library
- 24 hour concierge





Floor Plan

Ambassador Building,  
Embassy Gardens, SW8  
Approximate Gross Internal Area  
74.90 sq m / 806 sq ft

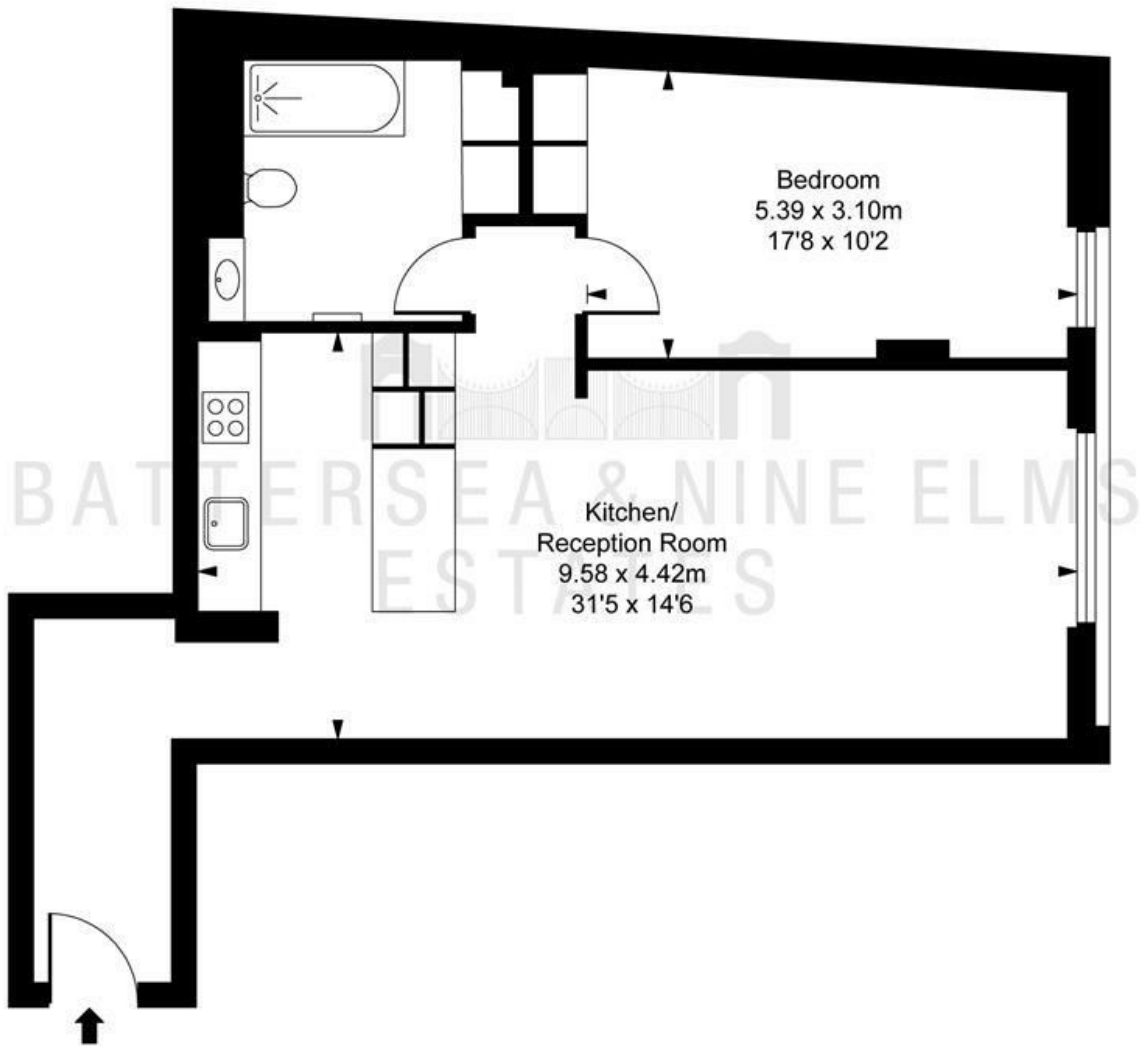


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		81	81	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	